El Dorado County Economic Forecast

Considered one of the most diversified recreational areas in California, the El Dorado National Forest is one of the most heavily used wilderness areas in the nation. The Sierra Nevada Mountains, the north fork of the American River, and Lake Tahoe are just some of the county's natural attractions. Not surprisingly, the county economy is heavily dependent on recreation and tourism.
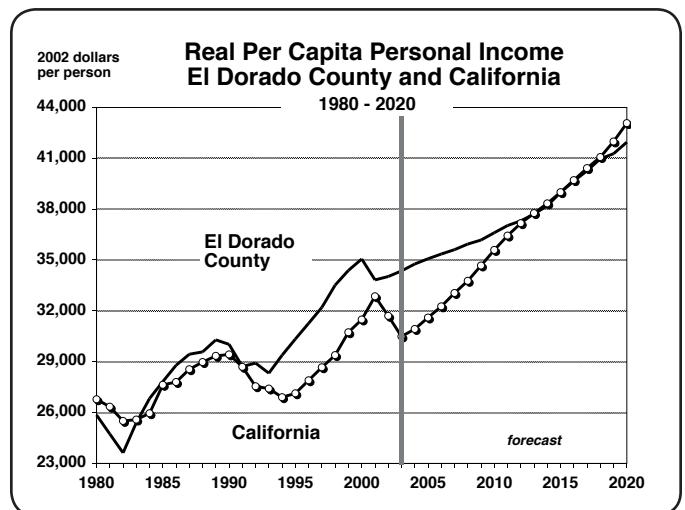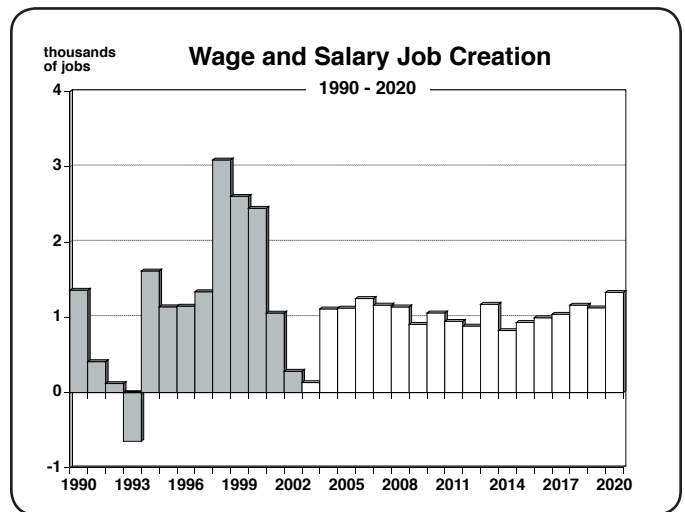
The County of El Dorado grew very fast between 1990 and 2000, but growth has slowed since the Census. According to the 2002 official population estimates for California counties, the population of El Dorado County to 165,200 in 2002.

Net migration has been the principal source of new population in El Dorado County. Last year, a net estimate of 2,541 persons migrated into the county, following the surge of nearly 3,300 net migrants in 2001. Over the last three years, housing production has kept pace with the growth of population. Less production of housing is forecast for the future, due to land use constraints in the county.

While much of El Dorado is known for recreation and tourism, the western slope of the county is emerging as an information technology center. The combination of healthy labor market conditions and the county's quality of life are attracting businesses involved in computer billing, software consulting, and research and development to El Dorado. These trends should continue. Growth over the next 5 years is projected in all major industries but especially in manufacturing and the services, including information services.

Forecast Highlights

- Job growth averages 2.4 percent per year between 2003 and 2008. An estimated 1,000 jobs will be created in the county in 2004.

- Employment growth in services averages 2.5 percent per year between 2003 and 2008. Most of the jobs created in the county will be in the services sector, including professional, information, and personal services. Older age populations will demand more services in healthcare.

- Population growth slows over the next 5 years. The compound annual growth in the 2003 to 2008 period averages 1.6 percent per year. Births, which have

Wage and Salary Job Creation
1990 - 2020
thousands of jobs

Real Per Capita Personal Income
El Dorado County and California
1980 - 2020
2002 dollars per person

already begun increasing again in the county, rise an average of 1.6 percent per year during the decade.

- More housing and employment opportunities in the region provide an avenue for growth in El Dorado County. Because of land constraints, new residential building is forecast to taper off for the foreseeable future. An average of 1,500 new homes are built each year between 2003 and 2008.

- Real per capita incomes rise at an annual compound rate of 0.9 percent over the next 5 years. Average per capita incomes (adjusted for inflation) are forecast to reach $35,000 per person in 2005, a level exceeding the average per capita income for all Californians.

Population Growth
1980 - 2020

Net Migration
1980 - 2020
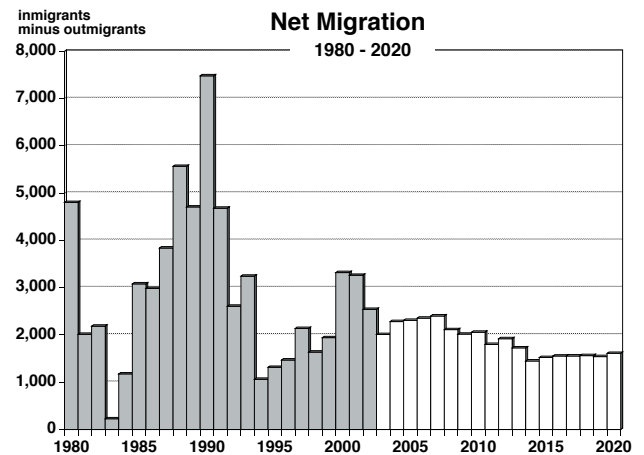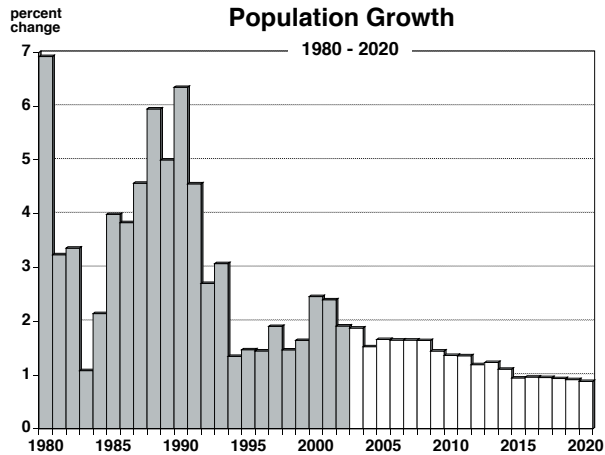
El Dorado County Economic Forecast
## 1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	144,900	1,316	151,069	52.0	880	$0.7	$3.5	$30,338	$15.0	$0.9
1996	147,000	1,472	154,072	52.8	1,486	$0.7	$3.7	$31,266	$21.6	$1.1
1997	149,800	2,138	148,121	53.6	1,079	$0.7	$4.0	$32,205	$23.2	$1.2
1998	152,000	1,638	159,235	54.7	1,172	$0.7	$4.4	$33,521	$18.7	$1.2
1999	154,500	1,944	165,774	55.6	1,435	$0.8	$4.7	$34,388	$19.7	$1.7
2000	158,300	3,321	177,465	58.8	1,562	$0.9	$5.2	$35,064	$24.1	$2.2
2001	162,100	3,263	188,413	59.8	2,174	$1.0	$5.4	$33,828	$25.5	$2.4
2002	165,200	2,541	197,528	61.1	1,947	$1.0	$5.6	$34,028	$26.5	$2.3
2003	168,296	2,011	205,091	62.7	1,729	$1.0	$5.9	$34,354	$28.0	$2.3
2004	170,867	2,284	212,398	64.1	1,643	$1.1	$6.3	$34,767	$29.2	$2.4
2005	173,706	2,310	216,930	65.5	1,568	$1.1	$6.6	$35,078	$30.3	$2.5
2006	176,575	2,356	221,460	66.8	1,535	$1.2	$6.9	$35,354	$31.3	$2.6
2007	179,489	2,404	226,010	68.1	1,526	$1.2	$7.3	$35,614	$32.5	$2.7
2008	182,438	2,113	230,508	69.3	1,466	$1.3	$7.7	$35,945	$33.8	$2.8
2009	185,078	2,018	234,926	70.6	1,438	$1.4	$8.1	$36,181	$34.2	$2.9
2010	187,605	2,059	239,299	71.7	1,432	$1.4	$8.5	$36,608	$34.7	$3.0
2011	190,154	1,800	243,553	72.9	1,405	$1.5	$9.0	$37,035	$35.2	$3.1
2012	192,425	1,923	247,517	74.1	1,399	$1.6	$9.4	$37,312	$35.7	$3.1
2013	194,801	1,728	250,935	75.3	1,324	$1.7	$9.9	$37,714	$36.5	$3.1
2014	196,963	1,452	253,731	76.4	1,284	$1.8	$10.4	$38,202	$37.4	$3.2
2015	198,826	1,524	256,158	77.4	1,245	$1.9	$11.0	$38,995	$38.3	$3.2
2016	200,739	1,555	258,510	78.4	1,256	$1.9	$11.6	$39,659	$39.5	$3.2
2017	202,656	1,557	260,822	79.5	1,230	$2.1	$12.3	$40,273	$40.9	$3.3
2018	204,551	1,565	263,159	80.5	1,193	$2.2	$13.0	$40,971	$42.5	$3.3
2019	206,425	1,544	265,504	81.5	1,159	$2.3	$13.5	$41,271	$44.0	$3.4
2020	208,247	1,612	267,895	82.5	1,124	$2.4	$14.3	$41,952	$45.4	$3.6

• The median home selling price in El Dorado County was $271,800 in 2002. Over the forecast horizon, the median price rises an average of 3.7 percent per year, adjusted for inflation. This is a moderate decline from the 7.8 percent average real appreciation per year between 1997 and 2002.

Real Industrial Production

average annual percent change
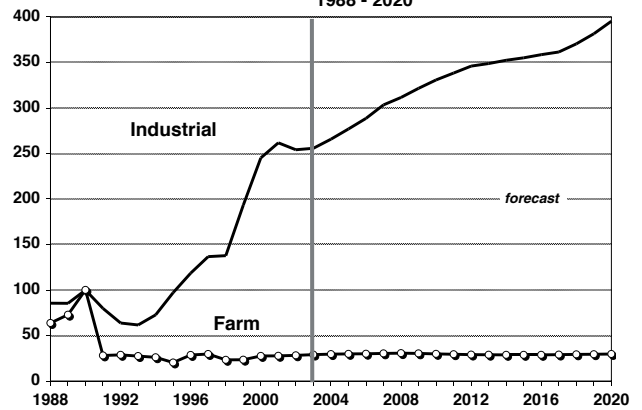
1990 - 2020

Industrial and Farm Production Indices
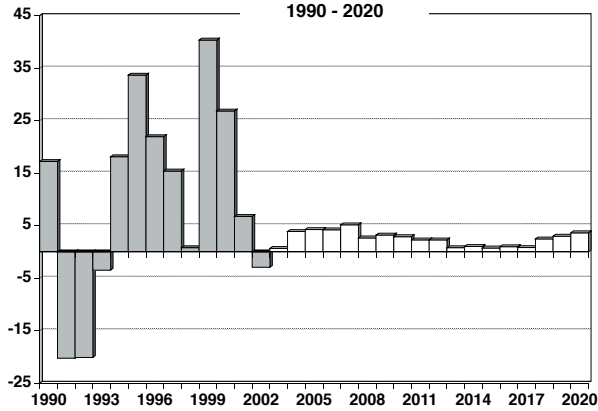
inflation-adjusted index (1990=100)

1988 - 2020

Industrial

Farm

forecast

Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
				-------employment (jobs)-------				
33.4	0.342	2.3	2.1	1.1	9.3	1.5	8.9	7.9
34.6	0.392	2.6	2.2	1.1	9.2	1.4	9.5	8.2
35.9	0.383	2.7	2.1	1.2	9.3	1.4	10.4	8.4
39.0	0.308	3.1	2.0	1.3	9.6	1.6	12.6	8.5
41.6	0.342	3.5	2.1	1.3	10.2	1.6	13.6	8.9
44.1	0.392	4.1	2.4	1.2	10.7	1.7	14.7	8.9
45.1	0.325	4.6	2.5	1.3	10.5	2.0	14.8	9.2
45.4	0.400	4.6	2.3	1.1	10.8	1.9	14.8	9.5
45.5	0.233	4.6	2.2	1.1	11.1	2.0	14.9	9.4
46.6	0.255	4.6	2.3	1.2	11.3	2.1	15.2	9.7
47.8	0.298	4.7	2.4	1.2	11.4	2.2	15.7	10.0
49.0	0.332	4.8	2.4	1.2	11.6	2.2	16.1	10.3
50.2	0.356	4.9	2.5	1.2	11.8	2.3	16.4	10.7
51.3	0.375	5.0	2.6	1.2	12.1	2.3	16.9	10.9
52.2	0.389	5.0	2.6	1.3	12.4	2.4	17.1	11.1
53.3	0.403	5.0	2.7	1.3	12.6	2.5	17.6	11.3
54.2	0.416	5.0	2.7	1.3	13.0	2.5	18.0	11.4
55.1	0.430	5.0	2.8	1.3	13.3	2.6	18.2	11.6
56.3	0.446	4.9	2.8	1.3	13.6	2.6	18.8	11.8
57.1	0.462	4.8	2.8	1.3	13.9	2.7	19.2	12.0
58.1	0.481	4.8	2.9	1.3	14.2	2.7	19.5	12.2
59.1	0.502	4.8	2.9	1.3	14.5	2.8	19.9	12.3
60.1	0.526	4.9	2.9	1.3	14.8	2.8	20.3	12.5
61.3	0.551	4.9	2.9	1.4	15.1	2.9	20.8	12.8
62.4	0.579	5.0	2.9	1.4	15.4	2.9	21.2	13.0
63.7	0.608	5.1	2.9	1.4	15.7	3.0	21.8	13.3

Real Taxable Retail Sales

billions of 2002 dollars

1980 - 2020

Total Registered Vehicles

number of vehicles

1980 - 2020

Employment in Manufacturing

thousands of jobs

1990 - 2020

Durable Manufacturing

Non-durable Manufacturing

forecast

Employment in Services

thousands of jobs

1990 - 2020

New Residential Units

units permitted

1980 - 2020

Real Earnings per Worker
El Dorado County and California

2002 dollars per worker

1990 - 2020

California

El Dorado County

forecast